

# \$398,000 - 15, 6519 46 Street W, Wetaskiwin

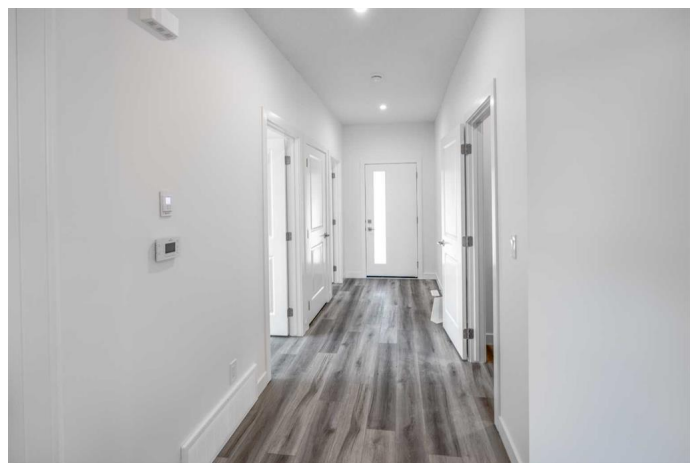
MLS® #A2145695

**\$398,000**

3 Bedroom, 2.00 Bathroom, 1,358 sqft  
Residential on 0.00 Acres

Wetaskiwin Common, Wetaskiwin, Alberta

Welcome to Legacy View Adult Community in Wetaskiwin! this amazing Custom Duplex is Ready for You to Move into by Galaxy Homes LTD.! Adult High End Living with Gated Community! This Neighborhood could be what you have been searching for! Enjoy Living in these Amazing Crafted Homes; Granite Countertops, High End Finishing's, (everything on one level) plus a basement! You can also bring your pet! In this home you will discover; Soaker Tub and a Shower, Washer and Dryer/ all on One Level. Open Floor Plan, Hot Water on Demand. 3 Bedroom/ 2 Bathroom(mechanically vented to provide at least 1 air exchange per hour) Upgrade option to have A/C added for in the Summer Months will keep you cool and the Heat in the Winter will warm you up. With the lovely friendly colors of the Neutral shades and plank flooring and cabinets to the 9 foot ceilings upstairs. Enjoy your very relaxing electric fireplace while watching TV or reading a book. Classy transom windows over the bedroom doors. (downstairs is awaiting your creativity). The Builder spared no expense. He added Radon Prevention with Flexible Sealant 6 ml Vapor Barrier Under Slab Dam proofing and Soil Gas Barrier to further protect your Home and You! All Penetration's through Vapor barrier to be sealed with sealant/4 inch's per 4 rated pipe for Future Radon Extraction. Labeled and kept above slab; as per requirements of Article 9.13.4.3. Galaxy Homes Ltd. Takes Pride in all the Homes they build; choose your Custom



design today! Choose from the 28 Lots in this GATED Community! This home speaks elegance. At the end of the day; sip on your favorite glass of Wine on your Patio. Enjoy all the amenities Wetaskiwin has to offer! Famous Reynolds Museum, By-the Lake Park, Minutes from Gwynne Valley Ski Area, Golf or Tim Hortons. With being close to Pigeon Lake Provincial Park you can enjoy many trips out to go fishing, hiking or just a relaxing picnic! Only a short 40 min approx. drive to the Edmonton International Airport or 50 min. to Edmonton Alberta! Welcome Home!

Built in 2024

### Essential Information

MLS® #	A2145695
Price	\$398,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,358
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### Community Information

Address	15, 6519 46 Street W
Subdivision	Wetaskiwin Common
City	Wetaskiwin
County	Wetaskiwin
Province	Alberta
Postal Code	T9A1Y5

### Amenities

Amenities	Other
-----------	-------

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Other
Heating	Geothermal, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Lawn, Level, Low Maintenance Landscape, Paved
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Other, Poured Concrete, See Remarks, Slab

### Additional Information

Date Listed	June 28th, 2024
Days on Market	298
Zoning	R5
HOA Fees	200
HOA Fees Freq.	MON

### Listing Details

Listing Office	Maxwell Devonshire Realty
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.